

**City Council of the Mayor and Council of New Castle**  
**Joint Workshop Session-City Council/Planning Commission**  
**New Castle City Public Library, 424 Delaware Street**

**Thursday, June 3, 2010, 6:45 p.m.**

**Present:**

Council President William Barthel  
Councilperson John Gaworski  
Councilperson Teel Petty  
Councilperson Ted Megginson  
Councilperson John Cochran

Planning Commission Chairman David Bird  
Commission Member Joe DiAngelo  
Commission Member Dorsey Fiske

Also Present: Mayor John Klingmeyer, City Administrator Cathryn Thomas, Building Official Jeff Bergstrom, City Solicitor Roger Akin, City Planner Marian Hull (URS), Senior Planner Ryan Mawhinney (URS)

President Barthel called the meeting to order at 7 p.m. Roll call was taken.

Planning Commission Chairman Bird reported the zoning of the 7<sup>th</sup> Street and South Street and Ferry Cut-Off areas is part of the Comprehensive Plan recommended by the Planning Commission and passed by City Council. We asked our planning consultant to look into the code for two areas possibly suitable for re-development in the city. Two recommendations of proposed changes will be discussed tonight.

Ms. Hull informed that tonight's presentation includes comments from the Planning Commission and further research from last week's Planning Commission meeting. Mr. Bird added that the presentation also takes into consideration comments made from the public workshops.

Ms. Hull noted that the focus tonight is on the 7<sup>th</sup> and South Street and Ferry Cut-Off districts and the Environmental Protection Overlay District (EPOD). It has been suggested that we separate the EPOD from the rest of the process so the DNREC review of EPOD doesn't hold things up. EPOD is going to take additional time.

Hand-outs and a slide program were used to review proposed zoning amendments and the EPOD. Ms. Hull reported they had added rear yard setbacks to the presentation. Subject matter covered included a summary of draft revisions, redevelopment goals, standards such as permitted uses and new construction, special exception uses, development standards (scale, orientation, massing and rear yard setback), building design (maximum height, prohibit front yard parking, setbacks, building coverage ratio, attached structures, differences between the two districts), and design standards (orientation, windows, roofs, façade articulation, entrances into buildings, parking, streetscape and signage).

The EPOD is designed to work with federal and state regulations. It also works with the City's flood plain regulations. Models from Maryland and Delaware were used to craft this proposal. Areas discussed included floodplains/floodways, wetlands, Riparian buffer areas, drainage ways and clearing and reforestation requirements. Ms. Hull reiterated this portion is going to take additional time and she would like to confer with DNREC to ensure all pertinent issues have been addressed.

President Barthel opened the floor to brief public comments. Residents' comments touched on lighting near Ferry Cut-Off for night-time construction, parking on both sides of 7<sup>th</sup> Street, and the increase of traffic flow on 7<sup>th</sup> Street.

Ms. Fiske informed that a representative from DelDOT will be attending a future Planning Commission Meeting to review their plans for 7<sup>th</sup> Street and the public is encouraged to attend that meeting.

Ms. Hull said the draft is being revised to reflect this work session and future public comment. It is important to get this information out to the public. Language for commercial zoning use changes talked about tonight along with zoning amendments is to be submitted to the Planning Commission in preparation of their 6/28/10 meeting. The goal would be to present the draft to City Council for consideration after the June meeting. She noted there is interest in the city to correct some of the blighted areas and cleaning up environmental areas. Interest has also been shown in developing these areas. We have been pushing forward on a quick timeline. We want to get this right before presenting to Council for their consideration.

Mr. DiAngelo stated the zoning code as written is being revised. We need to make sure the Trustees have a chance to review and submit their comments too. This affects a lot of their property and we need their input. Discussion then centered on whether to make a presentation before a Trustees meeting. They meet on 6/8/10 and then adjourn until September. It was suggested that they be made aware of the June Planning Commission Meeting and invite them to attend. Ms. Fiske believes it is a good idea for interested Trustees to attend that meeting.

Chairman Bird stated a traffic impact study is needed. Anything done in the 7<sup>th</sup> Street area impacts other streets in the city. Administrator Thomas said she would contact Mr. Joe Hofstee, project engineer with DelDOT, about this study.

A motion was made, seconded and approved to adjourn the joint work session. The session was closed at 8:20 p.m.

Respectfully submitted,

Debbie Turner  
Evening Stenographer